EXCEPT that portion lying Westerly of the following described line:

hence South 00 01'35" West a distance of ,200 feet, more or less, to the South line if said Government Lot 5 and the Southerly erminus of herein described line.

Commencing at the Northwe Government Lot 5; thence South 89 06' 08" line of said Government I 305.00 feet to the True I thence South 50 27' 33" line of said Government I

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington situate in front of, adjacent to and abutting thereon.

ALSO TOGETHER WITH that easement of that deed recorded March 27, 3 File No. 90005396, records of Isl

TOGETHER WITH AND SUBJECT TO that 40 foot utility easement described in Short Plat 8 approved August 25, 1980, and recorded in Short Plats, page 35, records of Island Co

(Also known as Lot B, Boundary Line Adjustment 0: recorded March 15, 1990, under Auditor's File No. 90004573, records of Island County, Washington.)

Island County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this development.

ll lots, tracts or parcels of land embraced in this lanned Residential Development are subject to and hall be sold only under the restrictions and rotective covenants recorded in Volume 699 age 1909, under Auditor's File No. 95020/56 ecords of Island County, Washington.

Tract A is to be left in its undisturbed natural state except those portions designated as recreational areas utility facilities, or access and/or utility easements also Tract A is reserved and permanently committed as OPEN SPACE in perpetuity and shall be conveyed to the owners of the lots in this P.R.D. as described within the Restrictive and Protective Covenants referenced

240599

Py Public, personally appeared Stephen M. Walden thelsee L. Walden, husband and wife, to me known to be individuals who executed the within dedication, cknowledged to me that they signed and sealed the as their free and voluntary act and deed for the and purposes mentioned herein.

TNESS WHEREOF, I have hereto set my hand and seal lay and year first above written. ify that phen M. Walden
to me known to
thin dedication,
and sealed the
deed for the

Island County has no responsibility to maintain the private roads contained uprivate roads providing access to the described in this development.

NO ONE DESCRIPTION OF THE PARTY OF THE PARTY

Public in and for the State ington, residing at a least inside the state inside the state ington, residing at a least inside the state in the state



c Point Water System, Puget Sound Power and Light
iny, General Telephone Company of the Northwest,
ide Natural Gas Corporation and Tele-Vue Systems
cheir respective successors and assigns under and
the access and utility easements shown hereon and
c and upon a strip 10.00 feet in width adjoining
access and utility easements on all sides lying
in the boundaries of herein described P.R.D.,
of herein described drainfield easements, in which
istall, lay, construct, renew, operate and maintain
rground conduits, cables, wires, vaults, with
sary facilities and other equipment for the
se of serving the subdivision and other property
water, electric, telephone, natural gas, and cable
rision services, together with the right to enter

Moore

Director

- The off-site property owner(s) shall be responsible for the care and maintenance of the sewage disposal system and its components.
- Inspections of the drainfield, septic tank, personance, and/or siphon chamber and all other components shall be done at minimum annually owner or representative.
- The septic tank shall be pumped by a responsible party when the total amount of solids equals or exceeds 1/3 the liquid volume of the tank. The pand/or siphon chamber(s) shall be inspected and pumped when necessary.

- A portion of this property is encumbered by unstable bluffs. No grading (clearing, excavation or filling) is permitted within 100 feet of said area until such time as an approved Grading Permit, or a waiver therefrom, is obtained from the Island County Engineering Department.
- No blocking, diverting or other alteration of existing, natural, or approved man-made drainage ways is permitted without prior approval of the Island County Engineering Department.
- issuance of on-site sewage disposal permits.

  On that portion of Tract A lying Northeast of Lot 4 and Northwest of top of bluff and within 100 feet of said top of bluff, all vegetation shall be restricted to a maximum of 4 feet in height. On that portion of Tract A lying Southeast of said top of bluff, all vegetation shall be restricted to a maximum elevation which is 4 feet higher than said
- Utilization of water conserving plumbing fixtures and water meters is required.
- All future signage for the P.R.D. consistent with Island County Code subject to review by the Island Coupling Department.

This map represents a survey made by me or under my direction in conformance with the requirements of Island County and the Washington State Survey Recordance, in the month of March 1975.

Robert D. Cray
Registered Land Surveyor
Certificate No. 11941

March 1986

Robert D. Cray

All taxes levied which have become a lien upon lands herein described have been fully paid and discharged according to the records of my office including taxes for the current year, 1995.

APPROVALS

Examined and approved in 58.17.160(1) this 12 hda

This Planned Residential This requirements of the Planned F established by Chapter 16.17, is hereby approved this /2/2 Island County Code, and day of Neumber.

This Planned Residential Development conforms to the requirements of the Planned Residential Development as established by Chapter 16.17, Island County Code, and is hereby approved by the Board of Island County Commissioners this and day of DECEMBER, 1985. Art Hyland
Island County Auditor
and ex-officio Clerk
of the Board

MO COCK AUDITOR COUNTY WASHINGTON

Recorded hare Merc 18, 1995, in Verpage 1900, under Auditor's File No. records of Island County, Washington. Volume 695

riled for record at the request of TAKKEMA NAMED RESIDENTIAL DEVELOPMENTS,

page 58,51 under Auditor's File No. 75020/55 RECORDING CERTIFICATE

Deputy County Auditor

Art Hyland Dy Island County Auditor

PLANNED RESIDENTIAL **DEVELOPMENT NO. 006/90** 

WALDEN'S TWP. 32 N., R. P **D.**, DIV. ISLAND COUNTY, NO. WASHINGTON

SEC

Ņ